

127.A

0005

0012.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
617,700 / 617,700
617,700 / 617,700
617,700 / 617,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		MOULTON RD, ARLINGTON

OWNERSHIP

Owner 1:	STEWART FOREST	Unit #:	12
Owner 2:	HOFFMAN ELAINE GRETA		
Owner 3:			

Street 1: 12 MOULTON ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1:	TRITTON DOUGLAS W & CINDY -
Owner 2:	-
Street 1:	12 MOULTON ROAD
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1928, having primarily Vinyl Exterior and 1683 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7522																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
102		0.000	614,600	3,100		617,700		
Total Card		0.000	614,600	3,100		617,700	Entered Lot Size	
Total Parcel		0.000	614,600	3,100		617,700	Total Land:	
Source:		Market Adj Cost		Total Value per SQ unit /Card:	367.02	/Parcel: 367.02	Land Unit Type:	

User Acct	251125
GIS Ref	
GIS Ref	
Insp Date	
11/18/18	



USER DEFINED

Prior Id # 1:	82421
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	19:47:05
LAST REV	
Date	Time
10/25/21	10:13:43
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID								
127.A-0005-0012.0								
Tax Yr								Date
2022	102	FV	614,600	3100	.	617,700	Year end	12/23/2021
2021	102	FV	596,000	3100	.	599,100	Year End Roll	12/10/2020
2020	102	FV	586,700	3100	.	589,800	Year End Roll	12/18/2019
2019	102	FV	549,500	3100	.	552,600	Year End Roll	1/3/2019
2018	102	FV	484,500	3100	.	487,600	Year End Roll	12/20/2017
2017	102	FV	440,500	3100	.	443,600	Year End Roll	1/3/2017
2016	102	FV	440,500	3100	.	443,600	Year End	1/4/2016
2015	102	FV	406,100	3100	.	409,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT								PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
TRITTON DOUGLAS	162-36	1	7/2/2021		775,000	No	No					
LESSES MARK,	128-18		10/11/2013		444,500	No	No					
MCNITT ALEXANDR	U81-29		10/22/2003		367,500	No	No					
MC NITT ALEXAND	C31-22		8/12/2003	Family		No	No		MASTER DEED			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/18/2016	168	Add Bath	26,450	2/18/2016				New bathroom on 3r
12/15/2015	1934	Dormers	15,000					New Dormer new bat
7/27/2007	629	Dormers	40,000		G9	GR FY09		construct 3rd fl d
7/26/2005	662	Manual	6,200		G7	GR FY07		replace staircase
6/10/2004	521	Porch	8,500					REPL 2 STY REAR PO

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2021	SQ Returned	JO	Jenny O
9/16/2021	SQ Mailed	JO	Jenny O
11/18/2018	Measured	DGM	D Mann
10/30/2008	External Ins	BR	B Rossignol
3/28/2005	Info Fm Prmt	BR	B Rossignol
6/10/2004	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____

